

29

Zoning Regulation Amendment Request Form

NOV 26 2012

Howard County
Comprehensive Zoning Plan
Department of Planning and Zoning

Before filling out this form, please read the
Instructions section at the end of the form.

A. Applicant Information

1	Applicant Name	BARRY MEHTA
2	Mailing street address or Post Office Box	5551 OAKLAND MILLS RD.
	City, State	COLUMBIA, MD.
	ZIP Code	21045
	Telephone (Main)	(410) 730-3961
	Telephone (Secondary)	(443) 285-9563
	Fax	
3	E-Mail	mehtamd1@gmail.com

B. Representative Information (If different than above).

1	Name	
	Mailing street address or Post Office Box	
	City, State	
	ZIP	
	Telephone (Main)	
	Telephone (Secondary)	
	Fax	
	E-Mail	
5	Association with Applicant	

C. Brief Description of the Requested Zoning Regulation Amendment

6	REQUEST TWO CHANGES IN C-A-C ZONE ① REDUCE COMMERCIAL REQUIREMENT BY 50% ② REDUCE MIHU REQUIREMENTS BY 50%.
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127.5



D. Explanation of the Basis / Justification for the Requested Zoning Regulation Amendment

7	PLEASE SEE ATTACHED LETTER BARRY MEHTA TO MS. MARSHA MCLAUGHLIN DATED 11/26/12
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E. List of Attachments/Exhibits

8	11/26/12 LETTER FROM BARRY MEHTA TO MS. MCLAUGHLIN
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F. Signatures

9	Applicant	B. Mehta	Applicant (2)	
	Date	11-26-12	Date	

☐ Additional applicant signatures? **X** the box to the left and attach a separate signature page.

10	Representative Signature	
	Date	

DPZ Use Only		Amendment No.	
Notes			

Barry Mehta
5551 Oakland Mills Road
Columbia, Maryland 21045

November 26, 2012

Ms. Marsha McLaughlin
DPZ Director
Howard County, Maryland 21043

Re: Corridor Activity Center (CAC) Zone
1. Retail Space Requirements
2. MIHU Requirements

Dear Ms. McLaughlin:

I hereby request that the commercial square footage requirements for CAC Zone be reduced to 50% of the current minimum requirements.

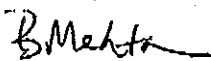
Based on my experience with Elkridge Crossing Project, it is painfully clear that the current commercial percentage requirements are too high. In this project, at 7310 Esquire Court, Elkridge, Maryland, 21075 (the office building built approximately five years ago by John Liparini), there is a significant amount of square footage sitting vacant since construction -- in spite of very diligent efforts to lease or sell it. It is sad that this undue financial burden on Mr. Liparini may be one factor that has caused him to file bankruptcy. He has been able to sell residential lots in spite of the poor market.

As you know, it does bode well for any development to have unoccupied, unmarketable space sitting vacant for a long period of time, therefore it is important that the commercial square footage be determined more on market considerations than zoning requirements.

The current MIHU requirements place a high, undue burden on development since the development costs are very heavy and MIHU low-pricing makes it very difficult to finance the project from a bank. I am in an unfortunate situation that the buyer of my property, John Liparini Company, did not meet the MIHU requirements in the 10 acre portion of their land (Harper Property), and then defaulted on the contract. Now, we are expected to carry the burden of their unmet MIHU requirements which makes the feasibility of moving ahead very difficult in the current market. The simple way to make houses more affordable in the area is to increase the supply and by reducing MIHU requirement to 50%, which would increase availability of bank financing, my and similar projects could proceed promptly -- creating a larger housing supply that is more affordable to everyone.

I look forward to meeting with you and testifying at public hearings in this matter.

Sincerely,



Barry Mehta